PETITIC FO	OR ZONING VAL NCE	14- 12-A
The undersigned logal assemble)	of the property situate in Baltimore County and which is	
-	and made a part nereot, nereby petition for a	
18 feet	permit an accessory structure to be high in lieu of the required 15 feet.	
	The feet of the required 15 feet.	
of the Zoning Regulations of Baltimore (following reasons: (indicate hardship of	County, to the Zoning Law of Baltimore County; for the practical difficulty)	
	Sw Sw 6	ر ک
No basement - need	1 storage area 21	A 3
Property is to be posted and adve	ertised as prescribed by Zoning Regulations.	Ď-i
I or we sares to non	above Variance advertising, posting, etc., upon filing of this be bound by the zoning regulations and restrictions—of—	か : : - : : : : : : : : : : : : : : :
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.	12,50
Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	(Type or Print Name)	
Signature	Signature	
Address	(Type or Print Name)	
City and State	Signature Marcal 11 May	
Attorney for Petitioner:	Signature //	
(Type or Print Name)	Address Phone No.	
Signature	Baltimore, MD 21227 City and State	
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted	
City and State	Name	
Attomney's Telephone No.:		
ORDERED By The Zoning Commit	Address Phone No.	
I day laster	hat the subject matter of this petition be advertised, as County, in two newspapers of general circulation through	
commissioner of Baltimore County in Ro	oom 106, County Office Building in Towson Political	
ounty, on the $-\frac{16\text{th}}{4}$ day	of September 19_86, at 9:45 o'clock	
	1-261 \= 10h	
	Zoning Com Com	
A. Comment of the com	Zoning Commissioner of Baltimore County.	
X	(-7.52)	
والمرافق والم	The control of a binest of the control of the contr	
	the state of the s	

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

THE PART OF THE PA

NE/cor. of Fifth Avenue and Charleston Avenue DEPUTY ZONING COMMISSIONER (300 Fifth Avenue) 13th Election District OF BALTIMORE COUNTY Bruce P. Grove, et ux Case No. 87-112-A Petitioners * * * * * * * * * * The Petitioners herein request a zoning variance to allow an accessory structure (garage) height of 18 feet in lieu of the permitted 15 feet. Testimony by the Petitioners indicates that the existing dwelling has no basement and extremely limited storage space. They propose to construct a single-car garage with a barn roof, and no plumbing or electricity. The size of the proposed building, in addition to the steps to the loft portion, would provide needed storage space. There were no Protestants. After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17 day of September 1986, that the herein request for a zoning variance to permit an accessory structure height of 18 feet, in accordance with the Man submitted, is hereby GRANTED from and after the date of this Order.

IN RE: PETITION FOR ZONING VARIANCE *

September 17, 1986

Mr. & Mrs. Bruce P. Grove 300 Fifth Avenue Baltimore, Maryland 21227

> RE: Petition for Zoning Variance NE/cor. of Fifth Avenue and Charleston Avenue 13th Election District Case No. 87-112-A

Dear Mr. & Mrs. Grove:

Please be advised that your request for a zoning variance in the above referenced Petition, has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Deputy Zoning Commissioner

JMiJ:bjs Attachments cc: People's Counsel

Beginning at a point on the northeast corner of Fifth Avenue (50' wide) and Charleston Avenue (50' wide) and being Lot No. 873 and 874 as shown on the plat of "Lansdowne", which is recorded in the Land Records of Baltimore County in Plat Book 1, Folio 49.

Known as 300 Fifth Avenue in the 13th Election District.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER NE Corner of Fifth Ave. and Charleston AVe. (300 Fifth Ave.): OF BALTIMORE COUNTY 13th District BRUCE P. GROVE, et ux, Case No. 87-112-A Petitioners

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

People's Counsel for Baltimore County

/-une comment Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HERFBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Bruce P. Grove, 300 Fifth Ave., Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman

OFFICE COP

PETITION FOR ZONING VARIANCE 13th Election District Case No. 87-112-A

Northeast Corner of Fifth Avenue and Charleston Avenue LOCATION: (300 Fifth Avenue)

DATE AND TIME: Tuesday, September 16, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure 18 feet high in lieu of the permitted 15 feet

Being the property of Bruce P. Grove, et ux , as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 10, 1986

Mr. Bruce P. Grove Mrs. Ellen N. Grove BOO Fifth Avenue Baltimore, Maryland 21227

RE: PEDITION FOR CONING VARIANCE NE/cor, of Fifth Ave. and Charleston Ave. (300 Fifth Ave.) 13th Election District Bruce P. Grove, et ux - Petitioners Case No. 87-112-A

Dear Mr. and Mrs. Grove:

This is to advise you that _______is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing alf.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ire County, Maryland, and remit lding, Towson, Maryland

District / 3/

ing Act and Regulations of Battimore
County, will hold a public hearing:
Petition for Zoning Variance to permit an accessory structure 18 feet high
in lieu of the permitted 15 feet.
Being the property of Bruce P.
Grove, et ux, as shown on plat plan
filed with the Zoning Office.
In the event that this Petition(s) is
second a building permit may be THE JEFFERSONIAN, granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request to a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Cost of Advertising By Order Of ARNOLD JABLON Zoning Commissioner of Baltimore County **(**) 87-112-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 28th day of July , 1986. Petitioner Bruce P. Crove, et ux Received by: James E. Dyer Chairman, Zoning Plans Petitioner's Advisory Committee Attorney August 28 THIS IS TO CERTIFY, that the annexed advertisement of ZONING HEARING was inserted in the following: □Catonsville Times **Arbutus Times weekly newspapers published in Baltimore County, Maryland once a week for _____successive weeks before the ____30 day of __August ___19_86 , that is to say, the same was inserted in the issues of August 28, 1986 PATUXENT PUBLISHING CORP.

مصيوا بمعيوضي

e respect to and control with the way with the way of the respect to the control of the control

ZONING VARIANCE 13th Election District Case No. 87-112-A

LOCATION: Northeast Corner of

LOCATION: Northeast Corner of Fifth Avenue and Charleston Ave-nue (300 Fifth Avenue) DATE AND TIME: Tuesday, Sep-tember 16, 1986, at 9:45 a.m. PUBLIC HEARING: Room 106,

County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

TOWSON, MD., -----

August 28 , 19 86

August 28

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE NE/cor. of Fifth Ave. and Charleston Ave. (300 Fifth Ave.), 13th Election District Bruce P. Grove, et ux - Petitioners Case No. 87-112-A 9:45 a.m. TIME: Tuesday, September 16, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Zoning Complissioner or Baltimore County AJ:med BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT RECEIVED 1 VALIDATION OR SIGNATURE OF CASHIER

Mr. Bruce P. Grove

Mrs. Ellen N. Grove

Baltimore, Maryland 21227

300 Fifth Avenue

August 4, 1986

SCALE 1"=1900" H3.11165528483 CHARLESTOWN AVE 50' R/W

97-112-A _______

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO___Zoning_Commissioner Date August 21, 1986 Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT__Zoning_Petitions_No._87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

There are no comprehensive planning factors requiring comment on these petitions.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Bruce P. Grove 300 Fifth Avenue

Dear Mr. Grove:

JED:kkb

Enclosures

Baltimore, Maryland 21227

August 26, 1986

The Zoning Plans Advisory Committee has reviewed the plans

submitted with the above-referenced petition. The following

comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made

aware of plans or problems with regard to the development plans

that may have a bearing on this case. The Director of Planning

may file a written report with the Zoning Commissioner with recom-

Enclosed are all comments submitted from the members of the

Committee at this time that offer or request information on your

petition. If similar comments from the remaining members are

received, I will forward them to you. Otherwise, any comment that

is not informative will be placed in the hearing file. This

petition was accepted for filing on the date of the enclosed

Very truly yours,

Zoning Plans Advisory Committee

JAMES E. DYER Chairman

mendations as to the suitability of the requested zoning.

filing certificate and a hearing scheduled accordingly.

RE: Itam No. 14 - Case No. 87-112-A

Petition for Zoning Variance

Petitioner: Bruce P. Grove, et ux

NEG:JGH:slm

CPS-008

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS

Bareau of

Engineering

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Traffic Engineering

State Roads Commission

and the second s

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

ec: Jumas (Jamel)

State Corre

5255, 5 55252 2016 4 5 4 55252

Gear Mr. Jablon:

Mr. Arnold Usalan Caning commissioner Councy Carries Surfaine Councy Carriers 22004

STEPHEN E. COLLINS DIRECTOR

July 22, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 14, 15, 17, 18, 19, and 20.

Very truly yours,

the want - they Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

And a larrent landing and adentophine

AUGUST 20, 1986

The division of Curnant bishoons and Cavelooment has newsewed the subject accuracie.

Jable.

Jihara are no site planning factors requiring comment.

A County begins around Macting is required.

Jacobs person around macting is required.

Jacobs person around macting its required.

Jacobs person around macting its required.

Jacobs person allowed of a bird convices.

Subdivision. The Bureau of a birder trace; thermore it is defined as a top issuance of a building part trace; thermore it is defined as a top issuance of a building person trace.

Jacobs around a building person trace entire trace.

Jacobs around a building person trace around the float of the float of the development of this site is not alteration of the float him is promitted the Buildings.

Jacobs provisions of Jection 27-93 of the Development the Buildings of the Suvelopment of the Buildings of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development the Buildings of the Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development of the Buildings of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development of the Buildings of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Development of Jacobs plan.

Jacobs provisions of Jection 27-93 of the Jection 27-93 of Jection

Capacity Use Certificate has been issued. The orficient service

If the conception is included in a control of the control of a feeting including the control of the control of

Extra di the

CHAPLESTON BRUCE P. GROVE, et al



PAUL H. REINCKE CHIEF

July 30, 1986

Mr. Arnold Jablon 2oning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Bruce P. Grove, et ux

Location: NE/C Fifth Avenue and Charleston Avenue

Item No.: 14

Zoning Agenda: Meeting of 7/22/86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

ĺ)	3.	The	vehicle	dead	end	condition	shown	at	

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
-) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

Fire Prevention Bureau

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

July 31, 1986

TED ZALESKI, JR. DIRECTOR

Off:	armold Jablon, ice of Planning son, Maryland 2	and Zoning	asioner				
Dea	r Mr. Jablons						
Com	ments on Item#	14 Zoni	ng Advisory Committee	Meeting are as :	cllows:		
Loc	ations	Bruce P. NE/C Fif 13th.	. Grove, et ux Oth Avenue and	Charleston	Avenue		
APP:	LICABLE ITEMS A	RE CIRCLED:					
	All structures the Maryland C	shall confor	m to the Baltimore (landicapped and Aged (county Building C	ode as adopted - 1980) and ot	by Council Biliner applicable	ll #17-85, Codes and Standar
E	A building and	other miscel	laneous permits shall	be required bef	ore the start	of any constru	ction.
	Residential: registered in	Two mets of c Maryland Arch	construction drawings nitect or Engineer is/	are required to :	file a permit on plans and t	application. 7	The seal of a
D.	Commercial: T or Engineer sh	hree sets of all be requir	construction drawings red to file with a per	sealed and mign muit application.	ed by a regist Reproduced s	ered in Maryla eals are not a	nd Architect coeptable.
E.	exterior walls than 3'-0 to a wall. See Tab	closer than n interior lo le 401, Secti	Single Family Detached 6'-0 to an interior but tine. Any wall but ion 1007, Section 1006 of an interior lot lin	lot line. H-4 Us ilt <u>on</u> an interio 5.2 and Table 140	e Groupe requi r lot line sh	ire a one hour ' ill require a f	wall if closer ire or party
F.	variance by th	is office car	ear to comply with Tal mot be considered uni ded. See Table 401 au	til the necessary	data pertain:	ing to beight/a	rea and
G.	The requested County Buildin		ears to conflict with	Section(s)	· · · · · · · · · · · · · · · · · · ·	of th	e Baltimore
H.	be filed along to be altered	with three a in order to d are usually	Change of Use/Occupanets of acceptable comply with the Code : required. The change	nstruction plans requirements for a of Has Groups s	indicating hou the new use. re from Use	the existing Maryland Archi to Use	structure is tectural or
I.	copy of Section	n 516,0 of th	rs to be located in a ne Building Code as a for the lot and the	dopted by Bill #1	7-85. Site pi	lans shall show	attached the correct
J.	Comments:						
к.	of Planning ar the applicant	nd Zoning and may obtain a	reflect only on the are not intended to ditional information on, Maryland 21204.	by visiting Room	he full extent 122 of the C	t of any permit ounty Office Bu	t. : desired
	•			BY:	C. E. Burnham Building Plan		

/mb